IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION

IN RE: §

SANCHEZ CREEK HOLDING CO., INC. § Case No. 24-43135-mxm7

§

Debtors. § Chapter 7

REPORT OF SALE

Shawn K. Brown, Trustee in the above bankruptcy proceeding, files this Report of Sale, and in support respectfully shows the Court the following:

- 1. On October 23, 2024, the Trustee's duly employed auctioneer, Rosen Systems, Inc., conducted a sale by public online auction of certain property of this estate as reflected on Exhibit "A" attached to this Report. The Court's Order Authorizing Sale of Property was entered on October 17, 2024, (Exhibit "B") [Dkt. No. 26]. The sale by public online auction through rosensystems.com originating from 2323 Langford Street, Dallas, Texas, from October 16, 2024 through October 23, 2024.
- 2. The sale was conducted after public advertising in the following periodicals of general circulation:

Facebook AD September 27 – October 22, 2024

Dallas Morning News October 6, 2024

Fort Worth Star Telegram October 13, 2024

Craiglist September 27 – October 23, 2024

Rosen Systems Email Blast 56,810 names, 09/23, 09/30, 10/16 & 10/23/2024

- 3. The items sold and the prices received are as indicated on Exhibit "C" attached to this Report.
- 4. The Order authorizing the employment of the Trustee's auctioneer authorized of a ten percent (10%) buyer's premium to be collected and retained by Rosen Systems, Inc.

REPORT OF SALE Page 1

Accordingly, Rosen Systems, Inc., has collected \$55,200.00 in sale proceeds and \$5,520.00 in buyer's premium, for a total of \$60,720.00.

- 5. Trustee has received the total amount of \$55,200.00 representing the gross proceeds of the sale from the auctioneer of \$55,200.00 and has deposited the proceeds in his trust account for this estate pending further order of the Court.
- 6. The expenses connected with this sale are itemized on Exhibit "D" attached to this Report, and will be subject of a formal request for reimbursement in the immediate future.

WHEREFORE, Shawn K. Brown, Trustee, requests the Court to approve this Report of Sale, and for such other and further relief to which the estate may be justly entitled.

DATED: November 11, 2024

ROSEN SYSTEMS, INC.

By:

Sworn to and Subscribed Before me on this 11th day/of November, 2024.



Respectfully submitted,

QUILLING, SELANDER, LOWNDS WINSLETT & MOSER, P.C. 2001 Bryan Street, Suite 1800 Dallas, Texas 75201 (214) 871-2100 (Telephone) (214) 871-2111 (Facsimile)

By: /s/ Kenneth A. Hill

Kenneth A. Hill

State Bar No. 09646950

ATTORNEYS FOR THE TRUSTEE

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served concurrently with the filing of the same via the Court's CM/ECF noticing system upon all persons who have filed ECF appearances in this case, including the Office of the U.S. Trustee.

/s/ Kenneth A. Hill
Kenneth A. Hill

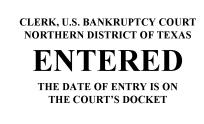
REPORT OF SALE Page 3

EXHIBIT "A"

Order Authorizing Employment of Auctioneer/Liquidator

REPORT OF SALE Page 5





The following constitutes the ruling of the court and has the force and effect therein described.

Signed October 17, 2024

Wash X. Muslin United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION

IN RE:	§	
	§	
SANCHEZ CREEK HOLDING CO., INC.,	§	24-43135-mxm7
	§	24-43133-IIIXIII/
DEBTOR.	§	

ORDER APPROVING EMPLOYMENT OF ROSEN SYSTEMS, INC. AS AUCTIONEER

On this date, the Court considered the *Application to Employ Rosen Systems, Inc. as Auctioneer* (Dkt. No. 16, the "Application") filed by Shawn K. Brown (the "Trustee"), in his capacity as the chapter 7 trustee for Sanchez Creek Holding Co., Inc. (the "Debtor"). The Court, having considered the Application and noting that proper notice of the Application was given to proper parties, finds as follows:

1. On August 30, 2024, the Debtor filed a voluntary petition in this Court for relief under chapter 7 of the United States Bankruptcy Code. The Trustee was appointed the chapter 7 trustee, and he continues to serve in that capacity.

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2. The Trustee filed the Application seeking this Court's approval to employ Rosen Systems, Inc. ("RSI") as his auctioneer in this case.

3. RSI meets the criteria for employment for the Trustee and has complied with the requirements of section 327 of the Bankruptcy Code and Bankruptcy Rule 2014. The Court finds and concludes that RSI is disinterested and represents no interest adverse to the estate in the matters upon which RSI is to be employed by the Trustee.

4. The Trustee's proposed employment of RSI, on the terms and conditions set forth in the Application, is appropriate and in the best interest of the Debtor's bankruptcy estate.

5. Pursuant to section 102(1) of the Bankruptcy Code, the notice and opportunity for a hearing provided in connection with the Application and this Order were appropriate under the circumstances of this case.

IT IS THEREFORE ORDERED that the Application is granted.

IT IS FURTHER ORDERED that the Trustee's proposed employment of RSI as the Trustee's auctioneer on the terms and conditions set forth in the Application is hereby approved, provided that RSI's final compensation and reimbursement of expenses are subject to approval of this Court after appropriate application in accordance with 11 U.S.C. § 330, Fed. R. Bankr. P. 2016, L.B.R. 2016, and the Guidelines for Compensation and Expense Reimbursement of Professionals applicable in the United States Bankruptcy Court for the Northern District of Texas.

###End of Order###

Submitted by:
Kenneth A. Hill
Quilling, Selander, Lownds,
Winslett & Moser, P.C.
2001 Bryan Street, Suite 1800
Dallas, Texas 75201
(214) 871-2100 (Telephone)
(214) 871-2111 (Facsimile)
ATTORNEYS FOR THE TRUSTEE

EXHIBIT "B"

Notice of Auction

REPORT OF SALE Page 6

Kenneth A. Hill Quilling, Selander, Lownds, Winslett & Moser, P.C. 2001 Bryan Street, Suite 1800 Dallas, Texas 75201 (214) 871-2100 (Telephone) (214) 871-2111 (Facsimile) ATTORNEYS FOR THE TRUSTEE

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION

IN RE:	§	
	§	
SANCHEZ CREEK HOLDING CO., INC.,	§	24-43135-mxm7
	§	
DEBTOR.	§	

MOTION TO APPROVE SALE OF PERSONALTY BY AUCTION FREE AND CLEAR OF INTERESTS, COMBINED WITH BRIEF IN SUPPORT

NO HEARING WILL BE CONDUCTED HEREON UNLESS A WRITTEN RESPONSE IS FILED WITH THE CLERK OF THE UNITED STATES BANKRUPTCY COURT AT ELDON B. MAHON U.S. COURTHOUSE, 501 W. TENTH STREET, FORT WORTH, TX 76102-3643 BEFORE THE CLOSE OF BUSINESS ON OCTOBER 11, 2024 WHICH IS AT LEAST 21 DAYS FROM THE DATE OF SERVICE HEREOF.

ANY RESPONSE SHALL BE IN WRITING AND FILED WITH THE CLERK, AND A COPY MUST BE SERVED UPON COUNSEL FOR THE MOVING PARTY PRIOR TO THE DATE AND TIME SET FORTH HEREIN. IF A RESPONSE IS FILED A HEARING WILL BE HELD WITH NOTICE ONLY TO THE OBJECTING PARTY.

IF NO HEARING ON SUCH NOTICE OR MOTION IS TIMELY REQUESTED, THE RELIEF REQUESTED SHALL BE DEEMED TO BE UNOPPOSED, AND THE COURT MAY ENTER AN ORDER GRANTING THE RELIEF SOUGHT OR THE NOTICED ACTION MAY BE TAKEN.

TO THE HONORABLE MARK X. MULLIN, UNITED STATES BANKRUPTCY JUDGE:

Shawn K. Brown (the "Trustee"), in his capacity as the chapter 7 trustee for Sanchez Creek Holding Co., Inc. (the "Debtor"), files this *Motion to Approve Sale of Personalty by Auction Free and Clear of Interests, Combined with Brief in Support* (the "Motion"), and in support hereof would respectfully show as follows:

I. BACKGROUND

- 1. On August 30, 2024, the Debtor filed a voluntary petition in this Court for relief under chapter 7 of the United States Bankruptcy Code. The Trustee was appointed as the chapter 7 trustee, and he continues to serve in that capacity.
- 2. The Debtor's assets include vehicles, trailers, and equipment (collectively, the "Personalty"). The Trustee believes he can maximize the net recovery to the bankruptcy estate by selling the Personalty by auction as requested herein

II. RELIEF REQUESTED

- 3. The Trustee requests authority to sell the Personalty (either individual items or grouped in one or more lots) to the highest bidder by auction, "as is" and without any representations or warranties of any kind. The Trustee also requests authority to sell the Personalty free and clear of interests. After the auction, the Trustee will file a Report of Sale with a full accounting of all funds received from the sale of the Personalty.
- 4. The Trustee requests that the Court order that the 14-day stay under Fed. R. Bankr.

 P. Rule 6004(h) not apply so that the Personalty can be auctioned immediately upon entry of this Court's order to minimize storage expenses.
- 5. Concurrently with filing this Motion, the Trustee is filing an application requesting this Court's approval of the Trustee's employment of Rosen Systems, Inc. ("RSI") as his auctioneer in this case. The Trustee proposes to pay Rosen Systems, Inc. a ten percent (10%) buyer's premium to be collected from the purchaser plus its actual expenses from the proceeds of the sale. Rosen Systems, Inc.'s compensation will be subject to approval of this Court after filing an appropriate application.

III. ARGUMENT AND AUTHORITIES

A. This Court Should Approve the Sale of the Personalty by Auction.

- 6. Bankruptcy Code section 363(b) provides in pertinent part that a trustee "after notice and hearing, may use, sell, or lease, other than in the ordinary course of business, property of the estate." 11 U.S.C. § 363(b). A trustee must demonstrate a sound business justification for a sale or use of assets outside the ordinary course of business. *See, e.g., In re Continental Air Lines, Inc.*, 780 F.2d 1223, 1226 (5th Cir. 1986).
- 7. Courts look to various factors to determine whether to approve a motion under section 363(b), such as: (i) whether a sound business reason exists for the proposed transaction; (ii) whether fair and reasonable consideration is provided; (iii) whether the transaction has been proposed and negotiated in good faith; and (iv) whether adequate and reasonable notice is provided. *In re Condere*, 228 B.R. 615, 626 (S.D. Miss. 1998).
- 8. The sale of the Personalty satisfies section 363(b) in that a sound business justification exists to sell those items. Through the auction process, the Trustee will be able to maximize the value of estate property for the benefit of creditors.

B. This Court Should Approve the Sale of the Personalty Free and Clear of Interests.

9. When a sound business justification exists for a sale transaction, the Court may, pursuant to Bankruptcy Code section 363(f), authorize the sale of the assets that are the subject of the transaction free and clear of interests if one of the following applies: (1) applicable non-bankruptcy law permits the sale of such property free and clear of such interests; (2) any entity a holding lien, claim, encumbrance or interest consents to the proposed sale; (3) such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property; (4) such interest is in bona fide dispute; or (5) such entity will be compelled

in a legal or equitable proceeding to accept a money satisfaction of such interest, 11 U.S.C. § 363(f).

10. The Debtor's bankruptcy schedules do not disclose any encumbrances against any of the Personalty, so sale free and clear of interests is authorized by sections 363(f)(1), (3), and (5).

IV. CONCLUSION

WHEREFORE, PREMISES CONSIDERED, the Trustee requests that this Court enter an order:

- (a) authorizing the Trustee to sell the Personalty (either individual items or grouped in one or more lots) to the highest bidder by auction, "as is" and without any representations or warranties of any kind, free and clear of all interests pursuant to 11 U.S.C. § 363(b) and (f);
- (b) ordering that the 14-day stay under Fed. R. Bankr. P. Rule 6004(h) not apply; and
- (c) granting the Trustee such other and further relief, at law or in equity, to which she may be justly entitled.

Respectfully submitted,

QUILLING, SELANDER, LOWNDS, WINSLETT & MOSER, P.C. 2001 Bryan Street, Suite 1800 Dallas, Texas 75201 (214) 871-2100 (Telephone) (214) 871-2111 (Facsimile)

By: /s/ Kenneth A. Hill

Kenneth A. Hill State Bar No. 09646950 ATTORNEYS FOR THE TRUSTEE Case 24-43135-mxm7 Doc 17 Filed 09/20/24 Entered 09/20/24 13:55:52 Desc Main Document Page 5 of 10

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served concurrently with the filing of the same (a) via the Court's CM/ECF noticing system upon all persons who have filed ECF appearances in this case and (b) via first class mail, postage prepaid, on all persons and entities set forth on the attached service list.¹

/s/ Kenneth A. Hill	
Kenneth A. Hill	

¹ The service list is omitted from service copies to avoid unnecessary copying and postage charges, but a copy can be obtained free of charge by making a written request to Diana Cruz at Quilling, Selander, Lownds, Winslett & Moser, P.C., 2001 Bryan Street, Suite 1800, Dallas, Texas 75201, fax (214) 871-2111, e-mail dcruz@qslwm.com.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS FORT WORTH DIVISION

IN RE:	§	
	§	
SANCHEZ CREEK HOLDING CO., INC.,	§	24-43135-mxm7
	§	
DEBTOR.	§	

ORDER AUTHORIZING SALE OF PERSONALTY BY AUCTION FREE AND CLEAR OF INTERESTS

On this date, the Court considered the *Motion to Approve Sale of Personalty by Auction*Free and Clear of Interests Combined with Brief in Support (Dkt. No. ____, the "Motion") in the above-referenced bankruptcy case. The Court, having considered the Motion and noting that proper notice of the Motion was given to the proper parties, finds as follows:

1. On August 30, 2024, Sanchez Creek Holding Co., Inc. (the "Debtor") filed a voluntary petition in this Court for relief under chapter 7 of the United States Bankruptcy Code. Shawn K. Brown (the "Trustee") was appointed as the chapter 7 trustee, and he continues to serve in that capacity.

- 2. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 1334 and 157. This matter involves is a core proceeding pursuant to 28 U.S.C. § 157(b)(2).
 - 3. Venue is proper in this Court pursuant to 28 U.S.C. §§ 1408 and 1409.
- 4. This Order constitutes a final and appealable order within the meaning of 28 U.S.C. §158(a). This Order shall be effective and enforceable immediately upon entry, its provisions shall be self-executing, and the automatic stay of orders under Fed. R. Bankr. P. 6004(h) shall not apply to this Order.
- 5. The Motion was properly filed and served in accordance with all applicable provisions of the Bankruptcy Code, the Federal Rules of Bankruptcy Procedure, the Local Rules of this Court
- 6. In the Motion, the Trustee requested authorization to sell vehicles, trailers, and equipment (collectively, the "Personalty") to the highest bidder by auction, "as is" and without representations or warranties of any kind, free and clear of interests.
- 7. The sale of the Personalty on the terms and conditions proposed in the Motion constitutes a sound exercise of the Trustee's business judgment and is in the best interest of the Debtor's bankruptcy estate. Sale free and clear of interests is authorized by sections 363(b), (f)(1), (f)(3), (f)(4), and (f)(5).

IT IS THEREFORE ORDERED as follows:

- (a) the Trustee is authorized to sell the Personalty (either individual items or grouped in one or more lots) by auction, "as is" and without any representations or warranties of any kind, free and clear of all interests pursuant to 11 U.S.C. § 363(b) and (f);
- (b) all liens and security interests on the Personalty will attach to the proceeds of sale to the same extent, validity, and priority as to the Personalty;

- (c) the 14-day stay under Fed. R. Bankr. P. Rule 6004(h) shall not apply to this Order; and
- (d) after the auction, the Trustee shall file a Report of Sale with a full accounting of all funds received from the sale of the Personalty.

End of Order # #

Submitted by:

Kenneth A. Hill Quilling, Selander, Lownds, Winslett & Moser, P.C. 2001 Bryan Street, Suite 1800 Dallas, Texas 75201 (214) 871-2100 (Telephone) (214) 871-2111 (Facsimile) ATTORNEYS FOR THE TRUSTEE Case 24-43135-mxm7 Label Matrix for local noticing 0539-4 Case 24-43135-mxm7 Northern District of Texas Ft. Worth Fri Sep 20 13:43:28 CDT 2024 501 W. Tenth Street Fort Worth, TX 76102-3637

Beverly Ann Jackson 515 E Kornegay St Dover, NC 28526-8819

2020 Fort Worth Hwy

Weatherford, TX 76086-4706

Sancher Craft Ending Cpade 9 of 10

100 Throckmorton Street, Suite 700 Fort Worth, TX 76102-2837 Horseman Supply Inc.

c/o Padfield & Stout, LLP

Doc 17 Filed 09/20/24 Entered 09/20/24 13:55:52 Desc Main Sanchar Group, LLC Vernon Capital Group, LLC

Internal Revenue Service Special Procedures-Insolvency P.O. Box 7346 Philadelphia, PA 19101-7346

Libertas Funding, LLC 411 West Putnam Ave Taftville, CT 06380

Lively & Associates, PLLC Daniel R. Aguilar 301 Commerce Street 1401 Fort Worth, TX 76102-4114

2020 Fort Worth Hwy

Weatherford, TX 76086-4706

Mercury Insurance 555 W. Imperial Hwy Brea, CA 92821-4839

Steven Zakharyayaev, Esq. 10 W. 37ty Street, RM 602 New York, NY 10018-7473

Ted & Valerie Sudderth 1861 Ranger Highway Weatherford, TX 76088-9192

Texas Attorney General's Office Bankruptcy-Collections Division P.O. Box 12548 Austin, TX 78711-2548

(p) TEXAS COMPTROLLER OF PUBLIC ACCOUNTS REVENUE ACCOUNTING DIV - BANKRUPTCY SECTION PO BOX 13528 AUSTIN TX 78711-3528

Texas Workforce Commission TEC Building- Bankruptcy 101 E. 15th Street Austin, TX 78778-0001

United States Trustee 1100 Commerce Street Room 976 Dallas, TX 75242-0996

United States Trustee Office of the United States Trustee 1100 Commerce St Ste 976 Dallas, TX 75242-0996

Vernon Capital Group, LLC c/o Mark W. Stout Padfield & Stout, L.L.P. 100 Throckmorton Street 700 Fort Worth, TX 76102-2837

Joseph F Postnikoff Rochelle McCullough, LLP 300 Throckmorton Ste 520 Fort Worth, TX 76102-2929

Shawn K. Brown Chapter 7 Trustee PO Box 93749 Southlake, TX 76092-0117

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Texas Comptroller Of Public Accounts State Comptroller of Public Accounts Revenue Accounting Division-Bankruptcy S P.O. Box 13528 Austin, TX 78711

Case 24-43135-mxm7 (d) Ted and Valerie Sudderth 1861 Ranger Highway Weatherford, TX 76088-9192

Doc 17 Filed 09/20/24 Entered 09/20/24 13:55:52 Desc Main Find Doc 19 Page 10 of 10 Mailable recipients 19

Bypassed recipients 1
Total 20

EXHIBIT "C"

Description of Items sold and Sale Price

REPORT OF SALE Page 7





Consignor Info Sanchez Creek Holding BK 24-43135 Shawn Brown , Texas United States

Totals

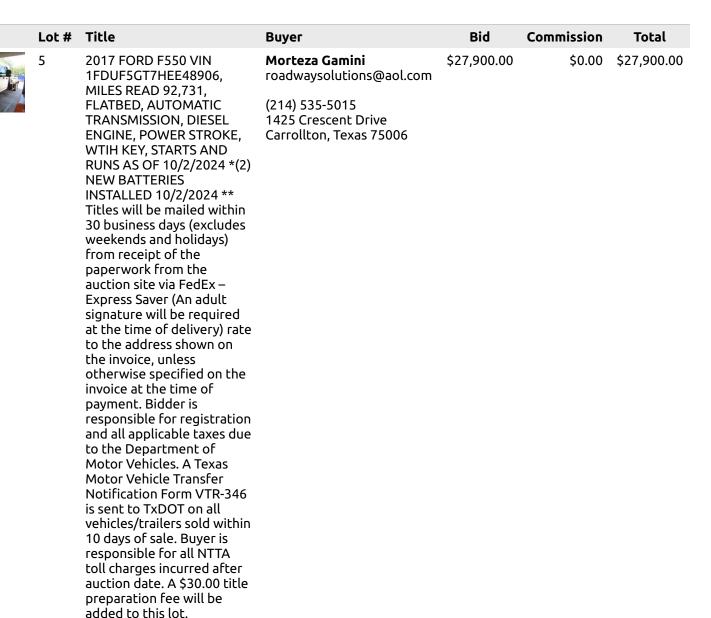
From Rosen Systems 2323 Langford St Dallas, Texas 75208 Diamondback Drilling LLC BK #24-60368-JS-7V and Sanchez Creek Holdings CO INC BK #24-43135

Statement #: 840-8813-1 Consignor: 8813 Date: 10/23/2024

\$0.00 \$55,200.00

Lot #	Title	Buyer	Bid	Commission	Total
4	2013 FORD F550 VIN 1FDUF5GT3DEA34936, MILES READ 131,118, FLATBED, AUTOMATIC TRANSMISSION, AC NOT WORKING, DIESEL ENGINE POWERSTROKE, WITH KEY, STARTS AND RUNS AS OF 9/30/2024 ** Titles will be mailed within 30 business days (excludes weekends and holidays) from receipt of the paperwork from the auction site via FedEx – Express Saver (An adult signature will be required at the time of delivery) rate to the address shown on the invoice, unless otherwise specified on the invoice at the time ofpayment. Bidder is responsible for registration and all applicable taxes due to the Department of Motor Vehicles. A Texas Motor Vehicle Transfer Notification Form VTR-346 is sent to TxDOT on all vehicles/trailers sold within 10 days of sale. Buyer is responsible for all NTTA toll charges incurred after auction date. A \$30.00 title preparation fee will be added to this lot.	Morteza Gamini roadwaysolutions@aol.com (214) 535-5015 1425 Crescent Drive Carrollton, Texas 75006	\$15,400.00	\$0.00	\$15,400.00

\$55,200.00



Totals \$55,200.00 \$0.00 \$55,200.00

	Lot #	Title	Buyer	Bid	Commission	Total
	6	2014 FLATBED TRAILER VIN 1B9M2NGT0FB624250, TEXAS PRIDE GOOSENECK, TANDEM AXLE WITH WOOD DECK, APPROX. 24' ** Titles will be mailed within 30 business days (excludes weekends and holidays) from receipt of the paperwork from the auction site via FedEx – Express Saver (An adult signature will be required at the time of delivery) rate to the address shown on the invoice, unless otherwise specified on the invoice at the time of payment. Bidder is responsible for registration and all applicable taxes due to the Department of Motor Vehicles. A Texas Motor Vehicle Transfer Notification Form VTR-346 is sent to TxDOT on all vehicles/trailers sold within 10 days of sale. Buyer is responsible for all NTTA toll charges incurred after auction date. A \$30.00 title preparation fee will be added to this lot.	David Tinoco david.tinoco23@icloud.com (469) 685-6403 10715 eastham dr Dallas, Texas 75217	\$4,400.00	\$0.00	\$4,400.00
	7	**Removed from Auction due to title issues and may be sold in a later auction - We apologize for any inconvenience** GOOSENECK FLATBED TRAILER, NO VIN INFO, ELITE, TANDEM AXLE, WOOD DECK, APPROX. 28' **sold with Bill of Sale Only**		\$0.00 Top Bid:	\$0.00	\$0.00 no-bid
	8	TELEHANDLER, LOED MDL 542 S/N 10056 HOURS READ 5665 WITH KEY, STARTS AND OPERATES AS OF 9/30/2024 *with Bill of Sale only*	wayne powell wayne@cortexsteel.com Cor-Text (903) 654-7656 5651 S Interstate Highway 45 E Corsicana, Texas 75109-3675	\$7,500.00	\$0.00	\$7,500.00
Totals				\$55,200.00	\$0.00	\$55,200.00
				Subto	otal:	\$55,200.00
				Expe		\$0.00
					ment Total:	\$55,200.00
				Paym		\$0.00
				Balan	ice:	\$55,200.00

EXHIBIT "D"

Auctioneer's Fee and Expenses

REPORT OF SALE Page 8

SANCHEZ CREEK HOLDING CO Bankruptcy Case #24-43135

The following is a Recapitulation of the expenses incurred:

ADVERTISING EXPENSES: Auction Advertising Email Blast: 56,810 emails sent 9/23, 9/30, 10/16, 10/23/2024 Catalog / Website input TOTAL ADVERTISING EXPENSES:	\$ 562.83 1,000.00 135.00	\$	1,697.83	
ALLOTING & DELIVERY: Ismael Flores: 3 days @ \$300.00 - Setup/Inspection/Check out TOTAL ALLOTING & DELIVERY:	\$ 900.00	\$	900.00	
CATALOGING & INVOICING/ACCOUNTING: Pam Ladd: 1 day @ \$300.00 per day TOTAL INVOICING & ACCOUNTING:	\$ 300.00	\$	300.00	
SUB-TOTAL EXPENSES:		\$	2,897.83	
EXPENSES TO PRO-RATE @ 64.8268%				\$ 1,878.57
ADDITIONAL EXPENSES: Insurance Coverage Cowboy Towing 2323 Langford LLC: Storage 1 month @ \$150.00/month X 4 S&S Smart Logistic Co Pam Ladd: Expenses to retrieve keys and titles	\$ 165.60 2,020.00 600.00 750.00 40.20			
TOTAL INVOICING & ACCOUNTING:		54		\$ 3,575.80

TOTAL EXPENSES:

5,454.37



AUCTION ADVERTISING EXPENSE REPORT

DATE: October 23, 2024

FROM: Kyrah Lewis

TO: Pam Ladd

Rosen Systems, Inc.

RE: Diamond Back Drilling & Sanchez Holding

Publication Advertising

PUBLICATION	DATE	SIZE	SECTION	RATE
Facebook	9/27 - 10/22	social media	facebook	\$149.91
DMN	10/6/24	2C x 6"	auction	\$254.92
FWST	10/13/24	2C x 2"	Auction	\$28.00
Craigslist	9/27 - 10/23	7 listings	trucks, motorcycle, trailers	\$30.00
Production Charges 15% or mini Camera ready Postcard/Brochur			Sub Total	\$462.83 \$100.00 \$0.00
			TOTAL	\$562.83



Diamondback Drilling & Sanchez Holdings

Auction Date: October 23, 2024

EMAIL BLAST

Date	Email's sent		
9/23/2024 - Upcoming Auction Notice	14,200	\$	250.00
9/30/2024 - Catalog Now Available	14,179	\$	250.00
10/16/2024 - Bid Open Notice	14,196	\$	250.00
10/23/2024 - Bid Closing Notice	14,235	\$	250.00
Total Emails sent:	56,810		
		0	

TOTAL: \$ 1,000.00

Summary: Weekly Newsletter 9/23



Subject

Sender

Reply to

Sending to

Preview Text

Weekly Newsletter - Rosen Systems Online Auc...

See New Auctions, Catalogs, Open & Closing A...

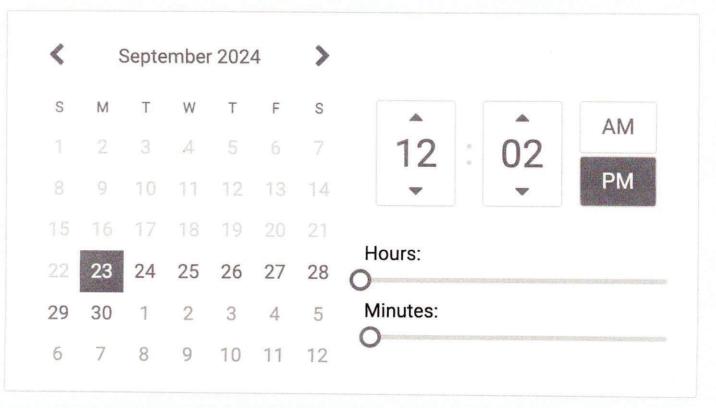
Info@rosensystems.com

Same as Sender

♣ ~14200 Contact(s)

Preview

Schedule Message



Scheduling for a minute from now



Subject

Weekly Newsletter - Rosen Systems Online Auc...

Preview Text

See New Auctions, Catalogs, Open & Closing A...

Sender

Info@rosensystems.com

Reply to

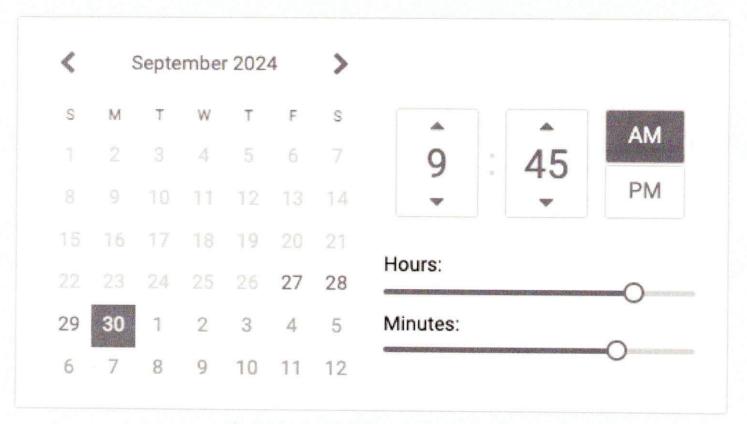
Same as Sender

Sending to

♣ ~14179 Contact(s)

Preview

O Schedule Message



Scheduling for 3 days from now

EDT timezone: Mon, Sep 30, 2024 9:45 AM EDT Your timezone: Mon, Sep 30, 2024 8:45 AM CDT

Summary: Diamondback open



Subject

Preview Text

Sender

Reply to

Sending to

Start Bidding Now! - Diamondback Drilling & Sanchez...

Trucks • Trailers • Harley Davidson • & More! - 10/9/24

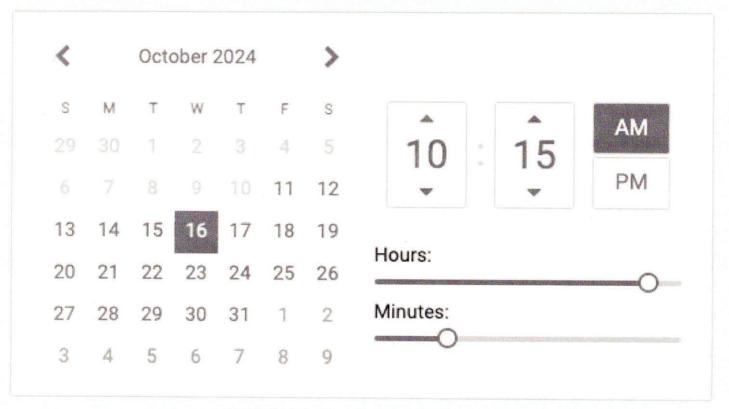
Info@rosensystems.com

Same as Sender

♣ ~14196 Contact(s)

Preview

O Schedule Message



Scheduling for 5 days from now

EDT timezone: Wed, Oct 16, 2024 10:15 AM EDT Your timezone: Wed, Oct 16, 2024 9:15 AM CDT



Subject

Preview Text

Sender

Reply to

Sending to

Last Chance to Bid! - Diamondback Drilling & Sanche...

Trucks • Trailers • Harley Davidson • & More! - 10/23/...

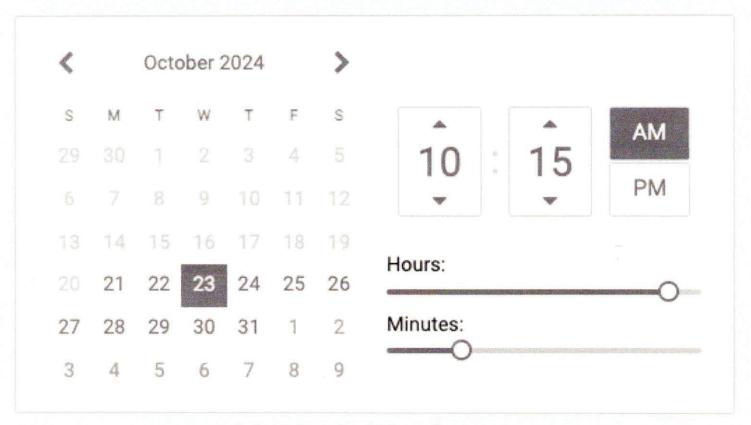
Info@rosensystems.com

Same as Sender

♣ ~14235 Contact(s)

Preview

Schedule Message



Scheduling for 2 days from now

EDT timezone: Wed, Oct 23, 2024 10:15 AM EDT Your timezone: Wed, Oct 23, 2024 9:15 AM CDT



DIAMONDBACK DRILLING / SANCHEZ CREEK HOLDING R & G MORE / MTN EX OIL

10/23/2024

CATALOG / WEBSITE INPUT

TAPE INPUT TIME*	1/2 hour	@	\$	30.00	/HOUR	15.00
Rosen Internet Website Fee						100.00
WEB/PHOTO PREPARATION:	1/2 hour	@	\$	40.00	/HOUR	20.00
Catalogs Produced for Inspection	0	@	\$	0.00	/EACH	-
	0	page	e (s)	per cata	alog x \$.25/per page	

TOTAL: \$ 135.00

*Minimum Charge: 1 hour

	CONTRACT LABOR INVOICE							
JOB:	DIAMONDBACK DRILLING		CITY / STA	TE:	DALLAS, T	X		
NAME:	ISMAEL FLORES		CELL#	469-990-3	485			
ADDRESS:	ON FILE		SS#:	ON FILE		-		
			DOB:	ON FILE				
CITY/STATE,	ZIP: Dallas, TX		EMAIL:	ISMAEL@I	ROSENSYSTE	MS.COM		
DĄTE	DESCRIPTION (setup/inspection/ck out)	START	END	TOTAL	RATE	TOTAL		
9-11-10	Solus		12					
10-15	Setup		100	44		300.00		
10/22	Inspection		1 day			300.00		
			,					
10/24	check out		111			5 5 5 6 6		
102.5	Checkout		lady			300.00		
			HRS.		TOTAL	900		
	T							
DATE	REIMBURSEMENT DESCRIPTION (mileage @	.67 per m	nile) (hotel/	gas, etc.)		AMOUNT		
			- V					
-		111 22 11 2						
					TOTAL:			
				TOTAL DUE:				
DATE	ROSEN SYSTEMS CREDIT CARD EXPENSES:					ANAOUR:=		
DAIL	AIRFARE					AMOUNT		
1	AINTAIL							

MILES @ .67/per mile

DATE: see above SIGNATURE: /s/Ismael Flores CASH PAID ON SITE or CHECK DUE

HOTEL MEALS MILEAGE



Total
Total exp:

ROSEN SYSTEMS, INC. - EXPENSE VOUCHER

8.8.24 - 11.5.24	DIAMONDBACK DRILLING AUCTION	Dallas-Houston, TX & GA	- 2
	CASH EXPENSES TO BE REIMBURSED		
AIRFARE-luggage		_ \$	<u>-</u> 0
HOTEL		\$	<u>-</u>
MEALS	\$35.00 per day	\$	-
CAR RENTAL-		_ \$	– s
PARKING		\$	<u></u>
TOLLS		\$	
TELEPHONE		\$	_
SUPPLIES		\$	-
MILEAGE	MILES @ 0.67 PER MILE	\$	_
	FUEL	_	
	PARKING		-
¥			-
		-	_
CONTRACT LABOR		\$	_
GASOLINE		\$	_
	TOTAL CASH EXPENSES	_ \$	_
	LESS ADVANCE CHECK/C, CK #	_ \$	_
	BALANCE DUE	: \$	=
	ROSEN SYSTEMS CREDIT CARD EXPENSES		Date & Hours Wrk
AIRFARE		\$	8.8.24 - 11.5.24
CAR RENTAL		\$\$	coordinate bidder payments
GASOLINE		\$\$	and various accouting
HOTEL		\$\$	functions
MEALS		\$\$	
MILEAGE	0 MILES @ 0.67 PER MILE	\$ -	\$300.00/ per auction

BY: PAM LADD

1 day



SANCHEZ CREEK HOLDING CO Bankruptcy Case #24-43135

10/23/2024

INSURANCE COVERAGE

Bibby Brilling & Associates Insurance

\$ 55,200.00 @ \$.37 per \$100

165.60

TOTAL: \$

165.60

BOY TOWING 247695

2204 Raper Blvd. Arlington, Tarrant County, Texas 76013 Fax: (817) 548-1542 www.cowboytowing.com 24 Hour Service (917) 461 4005 VSF No 0531997VSF 0052701040

	TULK No.	0052/9104C	(817) 401-400	13 V 3	F 140. 0331337 VSI	
Bill To:	Rosen				Date: 9-29-29	
Customer:	10,000		=		Requested by:	(4)
Address:			City/State:		Zip: Phone:	
Year/Make: /3 VIN: /. F.	Ford. D. U. F. 5.	Model: F-550 FLF G. T. Z. D. E	3-1 Color: W.4.	3.6.	13111 CRED	GE ACCT. IT CARD □ CASH ICE No.
RO No.	PO No).	Ulit No.	B1, 11		
Method Towed		7heel Lift	Rear Keys:	□ Y	□ N Received by: City: Cou	ntv:
Pick Up Locat	ion: 2020 B	FORT WO	The ALP	\$1 mm/43	City: Cou	iity.
Delivery Loca	tion: 2323 L	FORT WO			City: Polks	
Remarks/Spec		The state of				
			10.		Storage Fees	
Tarri Omanatan	. /2 -	TDLR Lice	ense# 7.11111	Dalassad	:A/P By	
Tow Operator	120		14/64		FEE From:// To	
Truck# Indicate Majo		# 76/-59 F Reason for Non-Co	nsent	Days in Sto	rage at \$ per day.	
Areas on Veh	icle:	Tow Law Enforcen		17900	Reg Inv Cover Verify Vin#	
	2	□ Accident □ A	rrest	Date	.11	
1		☐ No Insurance ☐ Owner Request		Notificatio	n	
				Municipal	Fee	
W.		Agency: Impound Sheet #		Tax		
	J	Officer		Storage &	Fees Total	
Radio		HOLD: Release D	ate: / /	- W = - 2)	Towing Fees	
Y \(\text{N} \(\text{D} \)	e Fuel f	Y□ N□ Per:		Towing Fe	ee / Service Call	18000
Light Duty	to the same of the same	uty □ Heav	y Duty 🗆	Pay Out		
Extra Person/ Supervisor	Work/Wait Time Unload	Mileage Finished	Time Dispatched AM/PM	Flatbed / I	Dollies	
Finish	Finish	Mileage Arrived	Time Arrived	Mileage F	ee 57 Mi @ 5 per mile	2500
		Mileage Dispatched	AM/PM 10:22	□ Work Ti		
Start	Start	125450	AM/PM //=/3	Supplies		12
Total	Total	Total Miles 5/4	Time Completed AM/PM	Remove d	rive line	
Private Paymen	t:			Fuel Adju	stment	bo
I, the Undersign of the vehicle do Precinct and Jus	ned, certify that I am legal escribed above and have stice of the Peace from w	lly authorized to take poss been advised of my Right hich the vehicle was towe	s and the d.	-8	COPY	
Your vehicle ma	ay be repossessed if for a lled or rejected by paying	ny reason funds for payme	ent are	Total Tov	ving Fees	5200
Signature:	3	λ		Grand To		

Questions or unresolved comptaints about stored vehicles may be directed to: The Texas Department of Licensing & Regulation, POB 12157, Austin, Texas 78711 or 800-803-9202 or 512-463-6599 • Fax 512-539-5698, Internet: www.tdlr.texas.gov Email address: enforcement@tdlr.texas.gov

WBOY TOWING arrant County, Texas 76013 Fav. (017)

2204 Raper Blvd. Arlington, Tarrant County, Texas 76013 Fax: (817) 548-1542 www.cowboytowing.com 24 Hour Service VSF No. 0531997VSF (817) 461-4005 TDLR No. 005279104C

Bill To:	Roys	41		Date	9-24-24 uested by:		
Customer:	The state of the s		F 11	Requ	nested by:		
Address:	ė		City/State:	Zip:	Phone:		
Year/Make:	FOR FOR PON	Model: 550	Color:	Vhite	License No.:	Z Z/	
VIN:	D.11. F. 5.	1.T.7.H.	F.F. 4.8.	4.0.6	□ CREI	OIT CARD, 🗆	CASH
RO No.	PO N	0.	Unit No		Spa	ace No.	
Method Towe	ed: Flatbed DV	Wheel Lift ☐ From	nt 🗆 Rear Keys		Received by:		
Pick Up Loca	ntion: 2020	EN 20026	DUV	Cit	y: Wasthalige Cou	inty:	
Delivery Loca			100)	Cit	y: 1/26	d .	
	K054U	545			142		
Remarks/Spe	cial Equipment:					,	
	0.1						
					Storage Fees	i.	
Tau Oparata	1-3	TDLRI	icense#	Paleased	A/P By		
Tow Operato	Truck Lie		* *	STORAGE FEE From: / / To / / Days in Storage at \$ per day.			
Truck#		Reason for Non-G	Consent				
Indicate Maje Areas on Vel	or Damaged hicle:	Tow Law Enforce			g		
			. A	Date/			
1			☐ Accident ☐ Arrest☐ No Insurance				
IN I		☐ Owner Reque		Municipal Fee			
1		Agency:		Tax			
W		Impound Sheet #			_ lax		
	O -	Officer		Storage & Fees	Total .		
Radio			Date: / / _		Towing Fees		
Y D N D	e Fuel f	Y□ N□ Per:		Towing Fee / Se	rvice Call	180	00
Light Duty			avy Duty □	Pay Out		10	
Extra Person/	Work/Wait Time	Mileage Finished	Time Dispatched	Flatbed / Dollie	S		
Supervisor	Unload	Mileage Arrived	AM/PM Time Arrived	Mileage Fee	Mi @ per mile	280	200
Finish	Finish	Mileage Affived	AM/PM	□ Work Time	□ Wait Time	200	
Start	Start	Mileage Dispatched	Time Loaded AM/PM	Hrs @ Supplies	per hour		1
Total	Total	Total Miles	Time Completed	Remove drive l	ine		
			AM/PM	Fuel Adjustmen	t	60	0
Private Payme	ent: gned, certify that I am lega	ally authorized to take n	ossession			0.0	
of the vehicle	described above and have	been advised of my Rig	ghts and the				-
Your vehicle r	ustice of the Peace from way be repossessed if for	any reason funds for pay	ment are			- 3	00
returned, cance	elled or rejected by paying	g institution.		Total Towing I	Pees	500	
Signature:				Grand Total		,	



COWBOY TOWING

2204 Raper Blvd. Arlington, Tarrant County, Texas 76013 Fax: (817) 548-1542 www.cowboytowing.com 24 Hour Service

VSF No. 0531997VSF TDLR No. 005279104C (817) 461-4005 Customer Phone: Zip: City/State: Address: License No.: CHARGE ACCT. ☐ CREDIT CARD ☐ CASH Space No. Front Rear Keys: Y □ N Received by Flatbed

Wheel Lift Method Towed: County: Pick Up Location: Delivery Location Remarks/Special Equipment: Storage Fees TDLR License# __: ____ A/P By___ Tow Operator: STORAGE FEE From: ____/ ____/ ____ To _ Truck Lic# Truck# Days in Storage at \$_____. Reason for Non-Consent Indicate Major Damaged Impound Reg Inv Cover Brkn Glass Verify VIN# Tow Law Enforcement: Areas on Vehicle: □ Accident □ Arrest ☐ No Insurance Notification □ Owner Request Municipal Fee Agency: Tax Impound Sheet # Storage & Fees Total Officer **Towing Fees** HOLD: Release Date: ___/__/ Radio 00 Towing Fee / Service Call Y □ N □ Per: $Y \square N \square$ Pay Out Heavy Duty Medium Duty Light Duty Time Dispatched Mileage Finished Work/Wait Time Extra Person/ Flatbed / Dollies AM/PM Supervisor Unload Time Arrived Mileage Fee Mileage Arrived Finish Finish AM/PM ☐ Work Time ☐ Wait Time Hrs @ Mileage Dispatched Time Loaded Start Start Supplies AM/PM Time Completed Total Miles Total Remove drive line Total AM/PM Fuel Adjustment Private Payment: I, the Undersigned, certify that I am legally authorized to take possession of the vehicle described above and have been advised of my Rights and the Precinct and Justice of the Peace from which the vehicle was towed. Your vehicle may be repossessed if for any reason funds for payment are returned, cancelled or rejected by paying institution. **Total Towing Fees Grand Total** Signature:

Sancter 247698)WBOY TOWIN

2204 Raper Blvd. Arlington, Tarrant County, Texas 76013 Fax: (817) 548-1542 www.cowboytowing.com 24 Hour Service

	TDLR No	o. 005279104C	(817) 461-40		No. 0531997VSF		
Bill To:	osen sys	3,	H 1	Ī	Pate: 9-24-29 Requested by:	/	
Customer:	/			ŀ	Requested by:		
Address:			City/State:	7	Zip: Phone:		
ear/Make:		Model:	Color:	di	License No.:	*	
VIN:	Me	Model: Testor Good	STREET !	BLACK	Mileage	CHARGE ACCT.	
VIN:	0.1.11.2	. n. 2 . F . 3 . h	1.7.9.2.6	0.6.4		CREDIT CARD	CASH
RO No.	PO	No.	Unit No.			Space No.	
	1 7 1 1 5	XVII. 11:6	Pear Keys	· ¬ Y	N Received by:		
Method Towe		Wheel Lift From		SHOUTE I		County:	
Pick Up Loca	100: 2020	Ft WORKH A	wy	partie de	War Leltolf		
Delivery Loca	ation: Pacen	ft worth A			City: Pellos		
			-020				
Remarks/Spe	cial Equipment:						
						g 8	
					Storage Fees	ne de	
Tow Operato	r: 1203	TDLR L	cense#	Released	: A/P By		
					FEE From://	To//	
Truck# 25	1	Reason for Non-C	onsent	Days in Stor	age at \$ per c	lay.	15
Indicate Majo Areas on Vel		Tow Law Enforce			Reg Inv Gover Veri	fy 🔲	
THOUS ON							
1		☐ Accident ☐ No Insurance	Arrest	Date			
A		☐ Owner Reque	st	Municipal		-	
		Agency:			TCC .		-
W.		Impound Sheet #		Tax			_
	V	Officer		Storage &	Fees Total		
Radio			Date: / / _		Towing Fees		
Y D N D	e Fuel		- 14	Towing Fe	e / Service Call	150	a
Light Duty		n Duty 🗆 Hea	avy Duty □	Pay Out			
Extra Person/	Work/Wait Time	Mileage Finished	Time Dispatched AM/PM	Flatbed / I	Pollies		
Supervisor	Unload	Mileage Arrived	Time Arrived	Mileage F	es L Mi @ COOpe	r mile 280	0
Finish	Finish	Windage Parivod	AM/PM	□ Work Ti		000	
Start	Start	Mileage Dispatched	Time Loaded AM/PM	Hrs @	per hour		+
T-+-1	Total	Total Miles	Time Completed	Remove d	rive line		
Total	Total	1000	AM/PM	Fuel Adju		10	æ
Private Payme	ent:			ruel Adju	Suitent	60	+
of the vehicle	described above and h	legally authorized to take pa ave been advised of my Rig	thts and the				-
Precinct and I	ustice of the Peace fro	m which the vehicle was to for any reason funds for pay	wed.				_
Your vehicle in returned, canc	may be repossessed if the celled or rejected by pa	ying institution.	ment are	Total Tov	ving Fees		
G:		8" 27 2 5		Grand To	otal	4190	0

2323 Langford LLC

2323 Langford St Dallas, TX 75208 USA

PAML@ROSENSYSTEMS.COM

BILL TO ROSEN SYSTEMS 2323 LANGFORD STREET DALLAS, TX 75208 Invoice

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
573	11/06/2024	\$600.00	12/01/2024	Due on receipt	

P.O. NUMBER

SANCHEZ CREEK HOLDING #24-43135

SALES REP

AUCT

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Sales	SANCHEZ CREEK HOLDING #24-43135 STORAGE: 2013 FORD F550 VIN 1FDUF5GT3DEA34936	1	150.00	150.00
Sales	STORAGE: 2017 FORD F550 VIN 1FDUF5GT7HEE48906	1	150.00	150.00
Sales	STORAGE: 2014 FLATBED TRAILER VIN 1B9M2NGT0FB624250	1	150.00	150.00
Sales	STORAGE: TELEHANDLER, LOED MDL 542 S/N 10056	1	150.00	150.00

Thank you!

BALANCE DUE

\$600.00





5&5 Smart Logistic Co

Date: October 10, 2024

Invoice #: 202 Customer ID: Rosen

To: Michael Rosen Systems 2323 Langford St Dallas, TX 75208 Ship to: Michael Rosen Systems 2323 Langford St Dallas, TX 75208

Salesperson Chris	Job Service	Shipping Method Pedro/008	PO	Delivery Date 9/23/24	Payment Terms Due Upon Receipt	Due Date 10/21/24
Qty	Item#	Description	Truck Number	Unit Price	Discount	Line Total
		Transported one telehandler from Weatherford, TX to Dallas, TX.		750		\$750
			one a regione super			
			74. E			
		ACH: Wells Fargo				
		105 US-82, Nocona, TX 76255				
		Routing # 111900659 Acc #: 7388160132				
				Total Discount		
					Subtotal	\$750.00
					Sales Tax Total	\$750.00

Thank you for your business!

Make all checks payable to: S&S Smart Logistic Co 3496 Upper Montague RD, Bowie, TX 76230, SSTransport002@gmail.com



ROSEN SYSTEMS, INC. - EXPENSE VOUCHER

9/19/2024	SANCHEZ CREEK & HUKSEIVIAN	100 C	I WUKIH, IX	
	CASH EXPENSES TO BE REIMBURSED			
AIRFARE-luggage		\$\$ \$\$		
HOTEL				
MEALS	0 \$35.00 per day			
CAR RENTAL-fuel		\$		
PARKING		\$		
TOLLS		\$		
TELEPHONE		\$		
SUPPLIES		\$		
MILEAGE	60 MILES @ 0.67 PER MILE	\$	40.20	
Round Trip 300 Throckmo	orton #520, Fort Worth, TX and back to Dallas, TX	_		
	MEALS FOR WORKERS	5		
CONTRACT LABOR		\$		
GASOLINE		\$		
	TOTAL CASH EXPENSES	\$	40.20	
	TOTAL CASH EXPENSES LESS ADVANCE CHECK/C CK #	\$ \$	40.20	
		\$\$	40.20	
	LESS ADVANCE CHECK/C CK #	\$\$: \$		Date & Hours Wrk
AIRFARE	LESS ADVANCE CHECK/C CK # BALANCE DUE:	\$\$: \$		Date & Hours Wrk
	LESS ADVANCE CHECK/C CK # BALANCE DUE:	\$: \$		Date & Hours Wrk
PARKING	LESS ADVANCE CHECK/C CK # BALANCE DUE:	\$: \$ \$		Date & Hours Wrk
PARKING GASOLINE	LESS ADVANCE CHECK/C CK # BALANCE DUE:	\$\$		Date & Hours Wrk
AIRFARE PARKING GASOLINE CAR RENTAL	LESS ADVANCE CHECK/C CK # BALANCE DUE:	\$\$\$\$\$\$\$ \$\$		Date & Hours Wrk

NUMBER OF DAYS ON JOB:

BY: PAM LADD

